

DOUGLAS COUNTY, NV  
RPTT:\$1134.90 Rec:\$15.00  
\$1,149.90 Pgs=2  
NORTHERN NEVADA TITLE CC  
KAREN ELLISON, RECORDER

**2015-869559**

**09/14/2015 02:26 PM**

WHEN RECORDED MAIL TO:

Roy H Sexton  
Maria F. Sexton  
1021 Sunburst Drive  
Carson City, NV 89705

MAIL TAX STATEMENTS TO:

Roy H Sexton  
1021 Sunburst Drive  
Carson City, NV 89705

Escrow No. N1500891-DC

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.  
(Pursuant to NRS 239b.030)

APN No.: 1420-08-211- 025  
R.P.T.T. \$1,134.90

SPACE ABOVE FOR RECORDER'S USE ONLY

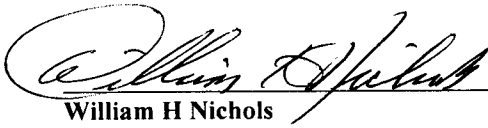
**GRANT, BARGAIN, SALE DEED**

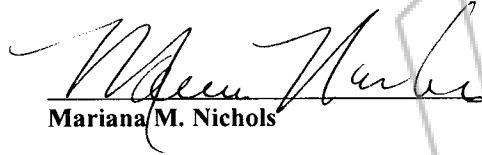
THIS INDENTURE WITNESSETH: That William H. Nichols and Mariana M. Nichols, husband and wife as community property with right of survivorship

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Roy H. Sexton and Maria F. Sexton, Wife and Husband, as Joint Tenants

all that real property situated in the County of DOUGLAS, State of Nevada, described as follows:  
Lot 25, in Block I, as set forth on the final Map of Sunridge Heights, Phases 4 & 5A, a Planned Unit Development, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on July 1, 1994, Book 794, Page 1, as Document No. 340968.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

  
William H Nichols


  
Mariana M. Nichols

STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss:  
9/11/15

This instrument was acknowledged before me on ,  
by William H. Nichols and Mariana M. Nichols

  
NOTARY PUBLIC

 DAWN CUELLAR  
Notary Public - State of Nevada  
Appointment Recorded in Carson City  
No: 14-15385-3 - Expires October 22, 2018



**STATE OF NEVADA-DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 1420-08-211- 025
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

**2. Type of Property:**

- a)  Vacant Land
- b)  Single Fam. Res.
- c)  Condo/Twnhse
- d)  2-4 Plex
- e)  Apt. Bldg
- f)  Comm'l/Ind'l
- g)  Agricultural
- h)  Mobile Home
- i)  Other \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY  
 Book \_\_\_\_\_ Page \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

**3. Total Value/Sales Price of Property:**

\$291,000.00  
 Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 Transfer Tax Value \$291,000.00  
 Real Property Transfer Tax Due: **\$1,134.90**

**4. If Exemption Claimed**

- a. Transfer Tax Exemption, per NRS 375.090, Section \_\_\_\_\_
- b. Explain Reason for Exemption: \_\_\_\_\_

**5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %**

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: [Handwritten Signature] Capacity: Agent  
 Signature: [Handwritten Signature] Capacity: Agent

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

(REQUIRED)

Print Name: William H Nichols + Mariana Nichols  
 Address: 1021 Sunburst Drive  
Carson City, NV 89705  
 City, State, Zip

Print Name: Roy H Sexton & Maria S. Sexton  
 Address: 311 Kay K Day  
Yerington, NV 89447  
 City, State Zip

**COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)**

Print Name: Northern Nevada Title Company Escrow #: N1500891-DC  
 Address: 307 W. Winnie Lane Suite #1  
 City, State, Zip: Carson City, NV 89703